

# LANDLORDS

## Guide to Minimum Energy Efficiency Standards

### MEES



**Raising standards in  
the Private Rented Sector**

*Newcastle*  
City Council 

## **What are Minimum Energy Efficiency Standards (MEES)?**

Minimum Energy Efficiency Standards (MEES) Regulations were introduced by the Government in 2018. The aim is to improve energy efficiency, comfort and conditions while also reducing fuel poverty in the private rented sector. They also set a minimum energy efficiency level for private rented properties.

## **What is an EPC?**

The EPC provides information about a property's energy use, typical energy costs and recommendations about how to reduce energy use and save money. It rates a properties energy efficiency from A - most efficient to G - least efficient.

Landlords should have an EPC and provide a copy of it to occupants at the start of a tenancy, unless the property is exempt from the requirements.

## **What has changed?**

From 1 April 2020 it became unlawful to let a domestic property to new tenants, or renew a tenancy with existing tenant, with an EPC rating below an E rating.

If a property has a F or G EPC rating landlords will be expected to spend up to £3500 to improve the standard of the property.

## **What are the exemptions?**

There are range of exemptions available, and if applicable they should be registered, and evidence provided.

Exemptions could include if the works will cost over £3500, if permission is refused or if improvements would be detrimental to the character of the property.

Guidance on exemptions can be found Online, search - [prsregister.beis.gov.uk](https://prsregister.beis.gov.uk)

## **What does this mean for my property?**

If you are planning to rent out a property you should ensure you have a EPC before marketing the property.

If the EPC has an F or G rating, improvements should be made to bring the rating up to a minimum of an E before the tenancy starts, or an exemption registered.

## **My property is already tenanted and has an EPC rating of F or G – what should I do?**

If improvements have already been made to your property, the EPC may not reflect the current standard of the property and you may wish to renew it.

If you have not made any improvements, your EPC will include recommended energy efficiency measures. These should be carried out immediately to bring the property up to an E rating at the minimum, or an exemption registered.

## **What happens if I fail to improve my property?**

You could face a financial penalty if any of your properties:

- are legally required to have an EPC
- are let on a relevant tenancy type
- have no exemption registered

And

- fail to meet the minimum E Rating

**You could be liable of a fine up to £5000.**

## **What are Newcastle City Council doing?**

Newcastle City Council is actively investigating any potential breaches of the MEES regulations and enforcement action will be considered against landlords that fail to bring their property up to the required standard.

## **How are landlords being helped?**

Newcastle City Council is offering landlords a 3-month enforcement amnesty between 1st November 2021 and 31st January 2022, during this time landlords can come forward and ask for advice to understand and comply with MEES.

## **Where can I get advice?**

We are offering landlords a range of advice and support to help understand the requirement and guidance on how to reach the MEES,

Contact us at [epc@newcastle.gov.uk](mailto:epc@newcastle.gov.uk) or go to [www.newcastle.gov.uk/MEES](http://www.newcastle.gov.uk/MEES)

**For more contact us:**

**[epc@newcastle.gov.uk](mailto:epc@newcastle.gov.uk)**

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